UNIVERSITY OF NEVADA, LAS VEGAS
NORTH LAS VEGAS LAND OPPORTUNITY

North Campus Background Information

November 2009
Guiding Principles

“...you cannot depend on your eyes when your imagination is out of focus.”

Mark Twain

1. Establish an integrated & synergistic campus / community center
   - Incorporate a rich mix of land use and development density
   - Provide access to a multi-modal transit center
   - Build a synergistic relationship between the institutional and private sector

2. Provide a diverse and full complement academic environment
   - General education
   - Graduate studies
   - Student services
   - Research (alignment with macro themes)
   - Student housing
   - Student life (recreation, dining, cultural)
   - Support services

3. Embrace the desert context
   - Physical design and planning concepts
   - Programmatic and research activity
   - Environmental sustainability (physical design and operational activity)
Guiding Principles

4. Position the campus as a **gateway** to the mountains
   - Recreation
   - Partnerships
   - People movement

5. Provide a dynamic **image and identity**
   - Create a regional center in North Las Vegas
   - Establish a strong front door
   - Connect UNLV Campuses with consistent design standards
   - Utilize urban design / smart growth principles
   - Establish a unique ‘genius loci’

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UNLV North Campus Pre-Decision Planning

• 2002 – 2004 City of NLV asks UNLV and BLM to consider several campus sites for future needs of higher education in the Las Vegas Valley. City of NLV has interest in partnering with UNLV to help economic development activities for the City.

• Planning efforts identified additional higher education and research land requirements.

• Regents and NLV City Council approved 2,009 acres in Spring 2005 (that CNLV could support for transfer).

• Regents, NLV City Council, BLM and legislative staffs agree that Congressional transfer is best land withdrawal method (similar to NSC and Harry Reid Research Park). The legislative transfer bill is part of a larger bill that contains land transfers for CSN and GBC.

• UNLV continues coordination and has finalized interlocal agreements with USAF and CNLV, which further defines and constrains use of the property.

• Planning focuses on graduate education and research opportunities, along with cooperative ventures with CSN, NSC and DRI.
Phase 1, Environmental Site Assessment

- Former Nellis Small Arms Range Annex
  - 36,000+ acres total
  - Suspected small arms and unexploded ordnance
  - Qualifies for Defense Environmental Restoration Program
  - NV Dept. Environ. Protection lists as Former Defense Site
  - US Army Corps of Engineers (USACE) planning remediation
  - USACE estimates remediation cost of $11 - $14 million

- Historical and Cultural Sites
  - Manageable requirements
  - WWII aerial target berms and foundation

- Desert Tortoise habitat management

- Miscellaneous debris to be removed
Baseline Conditions

- 3 Sections of Land
- Address interface zones
- Las Vegas Wash Diversion Dike
- East-west power easement
- North-south power easement
- Shift Pecos-Statz west increasing interface zone
- Extend Lamb to the north
- Potential beltway through 6 and 7
- Need to move water and people through campus
Pre-Decisional Site Plan

SECTION 18: Comprehensive Campus
SECTION 7: Recreation/Residential Specialized Research
SECTION 6: Large Area Research

Legend of Land Uses:
- Academics / Research
- Specialized Research
- Initial Building at UNLV North Campus
- Residential
- Recreation / Athletic
- Civic Wedge
- Transit
- Support Services
Section 18: Early Concepts for Initial Building at UNLV North Campus

Under the leadership of UNLV and in partnership with the College of Southern Nevada, Nevada State College, and the Desert Research Institute, very early programming yielded the following preliminary planning concepts.

• **First Building - 100,000 Gross Square Foot Potential**

• **Graduate Education**
  Focus areas to be determined as needs and research opportunities evolve.

• **Research**
  UNLV research initiatives in conjunction with development of a UNLV North Research Park in partnership with the City of North Las Vegas, Federal, County and State agencies.

• **Under Graduate Education**
  Focus areas to be determined as the needs of NSC, CSN and CCSD evolve.
Applying the Ideal Diagram

- Create a community/civic center built on a main street.
- Support the Center with Transit
- Surround the Center with Academics
- Concentrate Residential at the Center
- Support Residential with Athletics and Recreation
- Locate Support on Nellis edge
- Create flexible research opportunities based on land intensity
- Provide housing and recreation opportunities to the north
- Promote complementary uses around Pecos
- Create a REGIONAL CENTER
Sustainable Planning Concepts

- Orient buildings for solar benefit
  - Average sunshine 85% of days

- Optimize Planning Grid
  - 1,000’ and 500’ adaptable framework

- Manage and use rain water on campus
  - 108,624,119 gallons of rainwater fall on the 3 sections each year (2”/yr over 2000 acres)

- Create north-south wind corridors
  - Summer winds are from due south at 9-11 mph
Final Framework – Section 6

Land Uses:

Arroyo and Trail System

Research Parcels
- Academic Programs
- Transportation Engineering
- Environmental Engineering
- Alternative Energy
- Energy and Materials Engineering
- Entertainment Engineering
- Aerospace Engineering

Stormwater Management Area

Proposed Beltway Alignment

Key Map
- Future
- Dust Remediation and Wind Energy
- Aerospace
- Wind Tunnel
- Vehicle Test Track
- Accelerator Facility
- Research Lake
- Rail Test Track
- Solar Energy
- Hydrogen Production
- Future
- Seismic Testing
- Proposed Beltway Alignment
Final Framework – Section 7

Land Uses:

- Proposed Beltway alignment
- Stormwater Arroyo
- Research Parcels
- Trail System
- Conservatory
- Faculty/Alumni Housing
Final Framework – Section 18

Land Uses:

- Market-rate Residential
- Community Focused Mixed Use
- Intermodal Transit Hub
- Civic Wedge
  - library, performing arts, etc.
- Academic Core
  - northern, southern, and eastern
- Graduate Housing
- Family / Married Housing
- Recreation Fields
- Undergraduate Housing
- Support Services / Storage
- Athletic Fields
- Potential Connection to VA
Utility Planning

north campus master plan
Electrical Facilities

200’ wide easement along Grand Teton
• Cannot co-locate utilities, parking, and/or other structures

120-150’ wide easement along Pecos
• Can co-located utilities, parking, and/or other structures

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<th>UNLV New Campus</th>
<th>Area (sq.ft.)</th>
<th>Load/Area (W/sq ft)</th>
<th>Total Electrical Load (MW)</th>
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<td><strong>Total</strong></td>
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Telecommunication Facilities

Existing Sprint utilities are located south of UNLV North Campus site.

Planned facilities have been identified by Sprint and are located in Pecos and Lamb.
Natural Gas Facilities

UNLV North Campus is within SWG’s service area

SWG has tapped into the Kern River Gas Transmission line.

The 8” steel pipe operates at 1000 P.S.I.G.

Natural Gas piping can be extended from existing locations to the site.
Potable Water
Sanitary Sewer